

# **Sanpete County Planning Commission**

**March 31, 2010**

6:30 P.M.

Present: Steve Anderson, Chair  
Garth Sorenson  
Joseph Scholes  
Gene Jacobsen  
Thell Stewart  
Mary Anderson  
Bart Nelson

Steve Frischknecht, Sanpete County Commissioner  
Lee Holmstead, County Zoning Administrator  
Selma Jorgensen, Deputy Clerk

Meeting called to order by Gene Jacobsen.

## **ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA**

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

## **APPROVAL OF MINUTES APPROVAL OF MINUTES**

Garth Sorenson made a motion to approve the Planning Commission Minutes of February 10, 2010. Motion seconded by Thell Stewart, the motion passed.

## **KENNETH & BONNIE SANDERSON'S REQUEST FOR APPROVAL OF A 1-LOT MAJOR SUBDIVISION LOCATED EAST OF MAYFIELD**

Mr. and Mrs. Sanderson are present. Mr. Holmstead reviewed their request, stating that this meeting is to approve their preliminary plans. Garth Sorenson made a motion to approve the 1-Lot Major Subdivision as outlined. Mary Anderson seconded the motion. Motion passed.

## **DAVID MADSEN'S REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A PRIVATE LANDFILL ON PROPERTY JUST OUTSIDE CENTERFIELD CITY LIMITS**

Mr. Madsen, Ryan Savage, Charlie Allred, Deborah Allred, Jeff Beck, Keith Garff, Christi Garff, Kevin Sorensen, Sheila Bringham, Garry Bringham, Arno Jensen, Jan Woodard, Scott Bartholomew, Debra Hansen, Anne Childs, Gavin Stewart, Jennifer Stewart, Nancy Jensen, and Tom Christensen are present. Mr. Holmstead reviewed Mr. Madsen's request to operate a private land fill on 5 acres on property he owns just outside Centerfield City limits. The property

is presently a gravel pit. Mr. Madsen explained that the landfill will be used only for construction and demolition waste. Mr. Holmstead reported that Mr. Madsen is working on obtaining a permit from the State, which will need to be a condition to receive a permit from the county. Questions were asked concerning environmental issues. Mr. Holmstead asked if the property has a fence and gate. Mr. Madsen affirmed that he is willing to fence and gate this property. Mr. Jacobsen stated concerns with blowing debris. Mr. Madsen reported on materials that he is allowed to put on his land fill at this time, and what material he could with the State license. Steve Anderson asked the audience for their comments. Mayor Tom Sorensen of Centerfield stated that he is in support of this land fill. Arno Jensen, adjoining property owner, commented that he is in favor of this project. Kevin Sorensen is in support of this project as well. Gary Bringhurst, Sanpete County Landfill Coop, commented that they are against what materials may be put in this landfill. He wants to be sure that it is monitored correctly, etc. Mr. Bringhurst further explained that he would like to see some of this material recycled. Jeff Beck commented that he has not seen any debris or garbage. Nancy Jensen commented that she is in favor of this project. Joseph Scholes made a motion to approve the conditional use permit based upon Mr. Madsen obtaining the State License, and making sure the fence is gated and secure. Garth Sorenson seconded the motion. Motion passed.

#### **CHRIS TRAPNELL'S REQUEST TO AMEND LOT #52 & #53 OF THE GOOSEBERRY CANYON SUBDIVISION**

Mr. Trapnell, Chall Cook, Annette Cook, Earlene Swasey, Wayne Swasey, Randy James, and Carolyn James are present. Mr. Holmstead reviewed their request. Mr. Trapnell presented a map and indicated amendments. Steve Anderson questioned having a road running through the middle of the lot. Mr. Holmstead stated that there is nothing that we could do about that because the lots were divided in the 1970's and the Gooseberry Canyon Subdivision Owners Association approved. Steve Anderson asked about the terrain of this area. Mr. Trapnell provided a copy of the Bylaws of the Gooseberry Canyon Subdivision. Some discussion ensued. Randy James, Elks Spring Subdivision, commented that they do not want to grant access across their property. Mr. Holmstead added that he would like to see a document in writing stating that property owners may not access Lot #52 A and B by using the Elk Spring's Subdivision road because it is a private road. Thell Stewart made a motion to approve the amendment on the condition that Mr. Trapnell provide a letter stating that the private road through Elk Springs Subdivision will not be used for access to his property. Joseph Scholes seconded the motion. Motion passed.

#### **CENTERFIELD CITY'S REQUEST TO ESTABLISH A BUFFER ZONE AROUND THEIR CITY**

Tom Sorensen, Mayor of Centerfield City, and Jeff Beck are present. Mr. Holmstead reviewed their request. Mr. Sorensen explained that their city once had a buffer zone, but sometime around the year 2001 the buffer zone was removed. Mr. Jacobsen explained that a letter was sent to all cities that did not have a buffer zone, and two cities refused to come to a meeting to discuss buffer zones. Mr. Holmstead read the ordinance concerning conditional use permits. Some discussion ensued. Kevin Sorensen commented on behalf of David Madsen. Mr. David Allred

made a comment about when the buffer zone was talked about at the Centerfield City Council Meeting that he was present, stating that Debbie Hansen was told by Mayor Jensen to check out the procedure to establish a buffer zone. Mrs. Deborah Allred commented about their struggles with Centerfield City, and that they do not want the buffer zone. Keith Garff presented a petition of citizens that do want a buffer zone. Another citizen commented that he is in favor of the buffer zone. Thell Stewart made a motion to approve the ½ mile buffer zone around Centerfield City. Joseph Scholes seconded a motion. Motion passed.

#### **PLANNING COMMISSION WORK MEETING**

The commission had a discussion.

With no further business before the Planning Commission, motion to adjourn is made by Thell Stewart. Motion seconded by Mary Anderson. Motion passed.

The meeting adjourned at 9:00 P.M.